



**BATSON ADDITION  
PHASE THREE  
2.981 ACRES  
MOSES BAINE LEAGUE, A-3  
BRYAN, BRAZOS COUNTY, TEXAS**

Field notes of a 2.981 acres tract or parcel of land lying and being situated in the Moses Baine League, A-3, Bryan, Brazos County, Texas, and being part of the 12.388 acres tract described in the Deed recorded in Volume 356, Page 261, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod marking the north corner of the Batson Addition, Phase Two, said iron rod also marking the south corner of Lot 1, Block 3, of the Park Forest Addition, Phase Three, plat of said Addition being recorded in Volume 437, Page 217, of the Deed Records of Brazos County, Texas, said iron rod being located in the northeast right-of-way line of Missouri Avenue;

THENCE N 45°23'49" E along the southeast line of the Park Forest Addition, Phase Three, same being the northwest line of the 12.388 acres tract, for a distance of 324.18 feet to an iron rod for corner;

THENCE S 44°36'11" E for a distance of 363.98 feet to an iron rod for corner, said iron rod being located in the southeast line of the said 12.388 acres tract, same being the northwest line of the Second Subdivision of Lynndale Acres, plat of said subdivision being recorded in Volume 168, Page 639, of the Deed Records of Brazos County, Texas;

THENCE S 45°08'59" W along the southeast line of the 12.388 acres tract and the northwest line of the Second Subdivision of Lynndale Acres for a distance of 387.92 feet to an iron rod for corner, said iron rod marking the east corner of the Batson Addition, Phase Two, said iron rod being located in the northeast right-of-way line of Missouri Avenue;

THENCE along the northeast line of the Batson Addition, Phase Two, same being the northeast right-of-way line of Missouri Avenue for the following calls:

Along a curve to the right having a central angle of 13°37'21" and a radius of 393.61 feet, for an arc distance of 93.38 feet, the chord bears N 38°02'21" a distance of 93.36 feet, to an iron rod for angle point;

N 31°13'40" W for a distance of 173.52 feet to an iron rod for angle point, said iron rod marking the beginning point of a curve to the left having a central angle of 12°36'06" and a radius of 477.83 feet;

Along the said curve for an arc distance of 105.09 feet, the chord bears N 37°31'28" W a distance of 104.88 feet, to the PLACE OF BEGINNING containing 2.981 acres of land, more or less.

**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**

I, Jim E. Batson, Owner and Developer of the land shown on this plat, being part of the land conveyed to me in the Deed recorded in Volume 356, Page 261, and designated herein as THE BATSON ADDITION, PHASE THREE, to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate all rights-of-way and easements thereon shown to the use of the public forever for the purpose and consideration therein expressed.

*Jim E. Batson*  
Jim E. Batson

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim E. Batson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the 1<sup>st</sup> day of March, 1983.

*Mildred W. D. Gilbert*  
Mildred W. D. Gilbert, Notary Public, Brazos County, Texas

**CERTIFICATION OF THE ENGINEER AND SURVEYOR**

I, Martin L. Riley, Jr., Registered Professional Engineer No. 50316 and Registered Public Surveyor No. 4089 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made on the ground under my supervision and that proper engineering consideration has been given this plat.

*Martin L. Riley, Jr.*  
Martin L. Riley, Jr.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Frank Boriskie*, County Clerk in and for the said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 13 day of March, 1983, and is recorded in Volume 590, Page 257, of the Deed Records of Brazos County, Texas.

*Frank Boriskie*  
County Clerk, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

I, *Roger Jackson*, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 3<sup>rd</sup> day of MAR, 1983, and was duly approved on the 17<sup>th</sup> day of MAR, 1983 by said commission.

*Roger Jackson*  
Chairman, City Planning Commission  
Bryan, Texas

**APPROVAL OF THE PLANNING COMMISSION**

*Roger Jackson*  
Chairman, City Planning Commission  
Bryan, Texas

**FILED**  
APR 5 O'clock 4 M  
JUL 13 1983  
FRANK BORISKIE  
County Clerk, Brazos County, Texas

**269821**

**FINAL PLAT**

**BATSON ADDITION  
PHASE THREE  
2.981 ACRES  
MOSES BAINE LEAGUE, A-3  
BRYAN, BRAZOS COUNTY, TEXAS**

OWNED & DEVELOPED BY:  
JIM E. BATSON  
1611 COLLEGE AVENUE  
BRYAN, TEXAS

PREPARED BY:  
RILEY ENGINEERING COMPANY  
ROUTE 3, BOX 457  
BRYAN, TEXAS

MARCH, 1983  
SCALE: 1" = 20'

on 10/26/83  
5/31/81 WD

**CERTIFICATION OF THE DIRECTOR OF PLANNING**

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the standards and specifications set forth in the Subdivision Control Ordinance.

*Director of Planning, Bryan, Texas*

**SECOND SUBDIVISION OF LYNNDALE ACRES**  
VOLUME 168, PAGE 639, B.C.D.R.

**"CITY OF BRYAN REVIEW AND APPROVAL"**

Director of Public Works	Date	City Engineer	Date
Electrical Distribution	Date	Director of Planning	Date